

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION

January 2014

The January 20, 2014 regular meeting was not held due to the holiday schedule conflict. A special meeting was called for Monday, 27, 2014 with legal notice posted for this change. The special meeting is to hold the regular business for this month.

Present: Ronnie Harrill, Chairman; John Bittle, Vice Chairman; Danny Wells, Secretary; Justin Conner, Jim Huffstickler; Phillip Miller; Amy Jenkins; Mike Parton; Danny Searcy; Blake Bostic; David Odom; Scott McDowell for Vista

Absent: Doug Atchley; Dwayne Harris

Call to Order and Welcome by Chairman Ronnie Harrill, who led in prayer.

There was no meeting held for November or December 2013

Motion to approve the September 2013 minutes by Jim Huffstickler, Seconded by Danny Wells and unanimously approved by committee.

Motion to approve the October 2013 minutes by Danny Wells, seconded by Jim Huffstickler and unanimously approved by committee.

New Business:

Vista at Bill's Mountain Phase 3 Revision Preliminary Plan – addition of 9 new lots. Scott McDowell was in attendance to present the developer's plans and described the 9 proposed lots for addition to Phase 3. The Planner summarized the history and grandfathered road status of The Vista Development and noted that staff has inspected the subject property and that this request is for preliminary approval. Despite this being a preliminary request, the roads have been constructed to the same quality paved standards to fit in the same character as the rest of the subdivision which exceeds the grandfathered standard. The planner clarified that the lot numbering does comply with the County's ordinance and correspond with the cont'd numbering of phase 3. In addition confirmation was noted that the new road name has received Emergency 911 approval. The developer anticipates sales events through 2014 and final approval of these 9 lots throughout this year. The planner described how the County's Subdivision Regulations make provision for a Preliminary Plat approval typically stands for 12 months and the board can anticipate seeing Vista return with these 9 lots during the upcoming year. John Bittle made a motion to approve the preliminary plat, with a second from Jim Huffstickler and a call for any other discussion by the board. With no additional discussion or questions this passed with a unanimous vote.

Community Grant Program – Chairman Harrill and Danny Searcy introduced Blake Bostic, the newest member to the Planning efforts of Rutherford County. Blake's title is Project Mgr. and he will be taking a more active role in County planning and helping lead Rutherford County in a positive direction. The Project Mgr. then shared printed handouts of this Community Grant Program with this board and provided an overview of the timing and how this program will be carried out and awarded. In short this board is being asked to help promote this program and encourage neighbors and community centers to take advantage of this opportunity.

Old Business:

GreyRock update

- David Odom shared a brief update noting that weather has held up progress since last met. Proj. 7,8 and 9 been ready to pave since prior to Thanksgiving, however the ground temps will not rise enough to pave, so still patiently waiting for it to warm up, and remaining hopeful that by March things will warm up enough to allow for paving to be accomplished. In short, the freeze/thaw cycles this winter have not been construction friendly, but the POA is extremely pleased with the pace of progress.
- Project 11, Bison Meadows Rd. is currently on hold deliberately. We've strategically to hold this project back until the Spring because of geography, terrain and location inside the development.

Queens Gap Update

- Odom Engineering- Clary Hood Construction/Grading was the bid winner for both projects 1 & 2. They have faced multiple challenges with stormwater impacting the site. The most significant impact has been a flow of water directly through the construction area for the new road. This isn't a defined/delineated stream but it is a significant flow of water, and caused DENR some concern. This past Friday Odom Eng., County Staff, Clearwater Engineering met with DENR onsite which was very helpful for everyone involved and clarifying multiple issues along with confirming that this flow of water is indeed stormwater and not an annual stream. We anticipate things to move much more smoothly as we progress through this project. Based upon the results of this meeting, DENR released their recently issued NOV Friday.
- The public Waterline is being designed along with communication with BRWA and will begin at Pinnacle School and continue out Painters Gap Rd. into the site. Odom will share more detail as this project progresses, but doesn't have any problems to report at this point in design and discussion with BRWA.

Solar Farm Ordinance: Final report

- Final Draft was adopted as an Ordinance by the Board of County Commissioners Nov. 1, 2013. This ordinance is shared with you in hardcopy form today, and has been posted on the County's website since November. The only change made by the Commissioners was to verbiage related to fencing, in allowing it to be placed at the property owners/developers discretion. However, the setback to the solar apparatus remains unchanged from this board's recommendation.
- To date there have been no applications for commercial solar farms inside the County.

Adjournment – With no other business Chairman Harrill declared the meeting adjourned.